

METES AND BOUNDS DESCRIPTION OF 0.6746 ACRE TRACT 2

A TRACT OR PARCEL OF LAND CONTAINING 0.6746 ACRE BEING A PORTION SIDNEY STREET OUT OF FOSTER PLACE EXTENSION, SECTION 3 RECORDED IN VOLUME 34, PAGES 44 OF THE HARRIS COUNTY MAP RECORDS IN THE S. D. WALTMAN SURVEY, ABSTRACT 843 IN HARRIS COUNTY, TEXAS, SAID 0.6746 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod set with cap at the East corner of the herein described tract, the North corner of Lot 19, Block 57 of Foster Place Extension, Section 3 recorded in Volume 34, Page 44 of the Map Records of Harris County in the Southerly right-of-way line of Dreyfus Street (60 ft. right-of-way), said point having a coordinate value of N=13,814,566.83 and E=3,124,430.68, coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83);

THENCE South 17 degrees 29 minutes 52 seconds West with the Northwest boundary line of Lot 19 a distance of 100.00 ft. to a 3/8 inch iron rod set with cap at the West corner of Lot 19 and the upper North corner of a 7.6401 acre tract;

THENCE South 16 degrees 42 minutes 08 seconds West severing said 7.6401 acre tract a distance of 360.17 ft. to a point at the South corner of the herein described tract and a re-entrant corner of said 7.6401 acre tract;

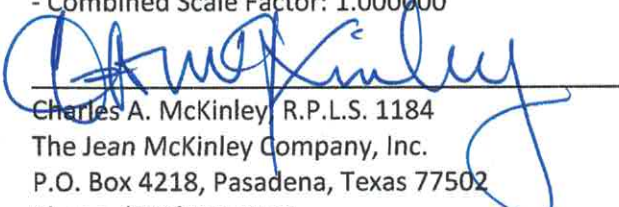
THENCE North 72 degrees 01 minutes 49 seconds West with the terminus end of said Sidney Street a distance of 70.00 ft. to a point at the West corner of the herein described tract and a re-entrant corner of said 7.6401 acre tract;

THENCE North 18 degrees 17 minutes 43 seconds East with the Westerly right-of-way line of said Sidney Street a distance of 359.59 ft. to a 3/8 inch iron rod set with cap at the Southeast corner of Lot 17;

THENCE North 17 degrees 29 minutes 52 seconds East with the Easterly boundary of Lot 17 a distance of 100.00 ft. to a 3/8 inch iron rod set with cap at the North corner of the herein described tract, the Northeast corner of Lot 17 in the Southerly right-of-way line of said Dreyfus Street;

THENCE South 72 degrees 30 minutes 08 seconds East with the Southerly right-of-way line of said Dreyfus Street a distance of 60.00 ft. to the PLACE OF BEGINNING and containing 0.6746 acre of land.

- Owner(s): CNRMM Interest, LLC
- Bearing were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- Coordinates referenced to Texas Coordinate System South Central Zone No. 4204 State Plane Grid Coordinates (NAD83).
- Sketch for reference on separate document.
- Combined Scale Factor: 1.000000

  
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